

QUITCLAIM DEED
With CovenantTRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

000436

THAT NORTHERN MGA, INC., a corporation duly organized under the laws of the State of Maine with its principal place of business in Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by SHARON A. WARD of said Waterville, and whose mailing address is 178 Main Street, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Sharon A. Ward, her heirs and assigns forever, the following described real estate:

Being Unit #1 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #1 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143. Said Declaration, First Amendment and Second Amendment, together with the schedules and exhibits thereto, are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064, C-89065 through C-89071 inclusive, and E-89163. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, a Condominium.

Meaning and intending to convey and hereby conveying the same premises conveyed to Northern MGA, Inc. by Warranty Deed of J. J. Development Corp. dated June 29, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3573, Page 341 as such Warranty Deed was corrected by a corrective deed dated October 6, 1989 recorded in the Kennebec County Registry of Deeds in Book 3636, Page 305.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Sharon A. Ward, her heirs and assigns, to her and their own use and behoof forever.

AND it does COVENANT with the Grantee, her heirs and assigns, that it shall and will WARRANT AND DEFEND the premises to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through or under it.

IN WITNESS WHEREOF, the said Northern MGA, Inc. has caused this deed to be signed in its corporate name and sealed with its corporate seal by its officer being thereunto duly authorized this 30th day of December, 1989.

SIGNED, SEALED AND DELIVERED
in presence of,

NORTHERN MGA, INC.

M Curran

By:

Richard J. Smith
Richard J. Smith
Its EXECUTIVE VICE PRESIDENT

STATE OF MAINE,
FRANKLIN, ss.

December 30, 1989

Then personally appeared the above named RICHARD J. SMITH, ~~EXECUTIVE VICE PRESIDENT~~ of said Northern MGA, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Northern MGA, Inc.

Before me,

M Curran



Notary Public

RICHARD E. CURRAN, JR.
NOTARY PUBLIC, MAINE

Print:

MY COMMISSION EXPIRES OCTOBER 7, 1991

PIERCE, ATWOOD,
SCRIBNER, ALLEN,
SMITH & LANCASTER
ONE MONUMENT SQ.
PORTLAND, MAINE
04101

1280REC

RECEIVED KENNEBEC SS.

1990 JAN -8 AM 9:00

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WITNESSES: *James R. [illegible]*
REGISTER OF DEEDS